cloud lettings



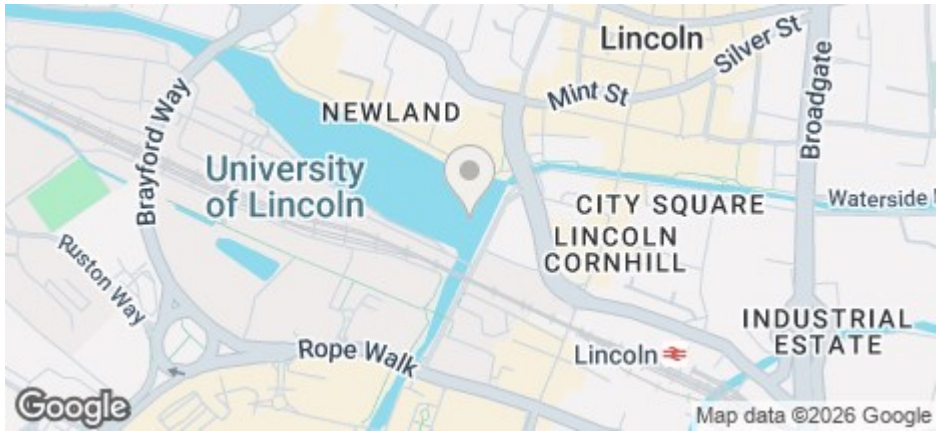




1 Grantavon House Brayford Wharf East, Lincoln, Lincs, LN5 7WA

£725 PCM

COUNCIL TAX BAND: A



- One bedroom apartment
- Modern bathroom with shower over bath
- Ground floor apartment
- No parking included
- Fitted kitchen
- Great central location
- Council tax Band A
- Deposit £725

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020

info@cloudlettings.co.uk
https://www.cloudlettings.co.uk/

Lease Covenants

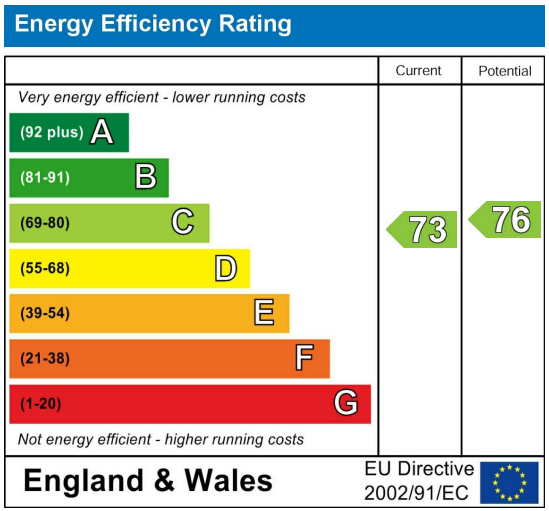
1. Not to obstruct at any time any part of the Common Parts.
2. Not to use or permit or suffer the Demised Premises to be used for any illegal immoral or improper purpose and not to do permit or suffer on the Demised Premises any act or thing which is or may become a nuisance damage annoyance or inconvenience to the Lessor or to the lessees or occupiers of the Building or to owners or occupiers of any neighbouring property and to pay all costs charges and expenses of abating a nuisance and executing all such work as may be necessary for abating a nuisance or for carrying out works in obedience to a notice served by a local authority insofar as they are the liability of or wholly or partially attributable to the default of the Lessee.
3. Not to exhibit any notice advertisement name place notice for sale or placard of any kind upon the Demised Premises or within the Building.
4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into sinks basins
lavatories cisterns or waste or soil pipes in the Demised Premises but to place refuse in the
appropriate receptacles in the area provided for that purpose for the use of the Demised Premises
and if any regulation is made for the separation of recyclable waste to comply with that regulation.
5. No piano record player radio loud-speaker or other apparatus producing sound or vibration shall be played or used nor shall any singing be practised in the Demised Premises so as to cause annoyance to other occupiers of other Properties or so as to be audible outside the Demised Premises.
6. No dog bird cat or other animal reptile or insect shall be kept in the Demised Premises except with the prior written consent of the Lessor which consent may be revoked at the reasonable discretion of the Lessor.

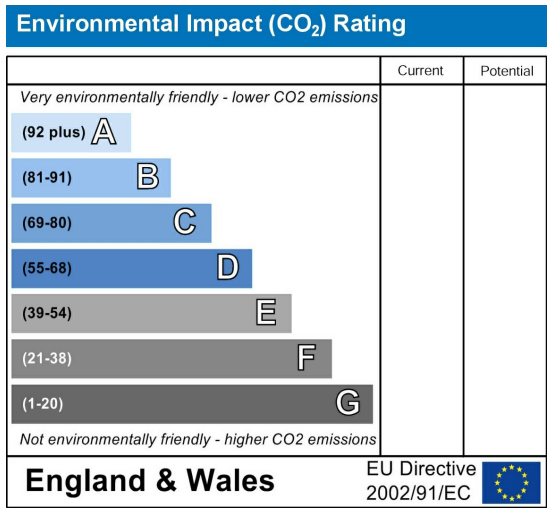
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: https://check-long-term-flood-risk.service.gov.uk/postcode

1 1 1 C





Don't miss this modern one bedroom apartment, featuring a open plan living area with fitted kitchen, double bedroom and a modern bathroom with shower over the bath.

A ground floor apartment in a great central location, close to a range of shops, restaurants and bars.

Electric heating. No parking included.

The property is affected by lease restrictions; open the brochure for further details.

Broadband Infrastructure Available according to Openreach: Standard Broadband

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
Call - 01522 802020
Email - info@cloudlettings.co.uk

Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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Terms and conditions apply. Contact the office for more information.

Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m